

**Development Review Committee Meeting
Middlesex County Planning Board
75 Bayard Street, 1st Floor, Administration Building,
Freeholder Meeting Room, New Brunswick, NJ 08901
September 12, 2017
Minutes**

COMMITTEE PRESENT

Freeholder Director Ronald G. Rios
Mr. Matthew Vaughn, Chairman
Mr. Thomas Pollano, Vice Chairman
Mr. George M. Ververides, Director of County Planning
Mr. Richard Wallner, County Engineer
Mr. Jason Friedman
Ms. Rani Goomer
Mr. Erik Wong
Steven D. Cahn, Esq., Planning Board Counsel
Ms. Brenda L. Bleacher, Development Review Secretary

STAFF PRESENT

Mr. Stanley Olszewski, Supervisor, Development Review
Mr. Jim Lentino, Principal Planner, Development Review
Mr. Aaron M. Kardon, Senior Planner, Development Review
Ms. Jeanette A. Tugya, Senior Planner, Development Review
Ms. Mrunali Shah, Engineering

PUBLIC PRESENT

Mr. Shawn Hausseman, Councilman South River
Mr., Dave Akins, Piscataway

Chairman Matthew Vaughn called the meeting to order and read the notice presented at the commencement of each regularly scheduled Development Review Committee Meeting in accordance with the Open Public Meetings Act.

Salute to the Flag.

Moment of Silence. Our thoughts and prayers are with those in Florida's.

The Secretary called the roll, and it was determined that a quorum was present.

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I. Minutes

Mr. Wong moved, seconded by Mr. Ververides, to approve the Minutes of the July 11, 2017 meeting. Motion carried unanimously. The Minutes of the August 8, 2017 meeting were distributed for review.

II. Old Business

A. Subdivision - None

B. Release of Performance Guarantees

- a. Irwin School, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr., Pollando for the return of a performance Bond Only in the amount of \$19,296.00 return the performance bond in the amount of \$19,296.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- b. 339 Main Street, Metuchen- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for the return of a performance guarantee in the amount of \$9,131.00 and retain an application fee in the amount of \$250.00, from the 10% cash portion in the amount of \$914.00 and return the balance of the cash portion in the amount of \$664.00, return the performance bond in the amount of \$8,217.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- c. Johnson & Johnson, Landing Lane, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for the return of a performance Bond Only in the amount of \$159,992.00 and return the performance bond in the amount of \$159,992.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

- d. Princeton Hospital, Plainsboro - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for the return of a performance guarantee in the amount of \$809,000.00 and retain an application fee in the amount of \$1,000.00, from the 10% cash portion in the amount of \$80,900.00 and return the balance of the cash portion in the amount of \$79,900.00, return the performance bond in the amount of \$79,900.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.
- e. Princeton Manor, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for the return of a performance guarantee in the amount of \$93,333.00 and retain an application fee in the amount of \$1,500.00, from the 10% cash portion in the amount of \$9,333.00 and return the balance of the cash portion in the amount of \$7,833.00, return the performance bond in the amount of \$84,000.00, since the required improvements have been found to be adequate and properly installed. Motion carried unanimously.

III. New Business

A. Development Applications Rejections - None

B. Sketch Plats

- a. Lots 18-20, Block 46, Goyal, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "A" sketch plat. Waive preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
- b. Cynthia Todroff, East Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat. Waive preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.

- c. 47 High Street, Metuchen - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "A" sketch plat. Waive preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - d. Block 18, Lot 8.05, Gelzer, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat. Waive preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - f. Rockefeller Group, Piscataway- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat. Waive preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
 - g. Lots 1.01 & 1, Block 247 & 243, Woodbridge Hospitality, Woodbridge - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a classified "B" sketch plat. Waive preliminary and final plats since this site does not adversely impact a County road or drainage facility. Motion carried unanimously.
2. Preliminary
- a. Fulton's Landing, Blocks 249 & 250, Lots 1, 1, Sayreville - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the October 10, 2017 Development Review meeting. Motion carried unanimously.
3. Final
- a. Monroe 33, Sheet 1 of 2, Monroe- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat approved for filing. Motion carried unanimously.

- b. Monroe 33, Sheet 2 of 2, Monroe - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando for final plat approved for filing. Motion carried unanimously.
- c. Park Avenue Estates, South Plainfield - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for final plat approval, staff has received all conditions of preliminary approval. Motion carried unanimously.

4. Site Plans

- a. The Link, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request to withdrawal an application from the September 9, 2014 Development Review meeting. Motion carried unanimously.
- b. Plainfield Country Club-First Tee New York, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval, this site does not adversely affect a County road or drainage facility. Motion carried unanimously.
- c. Truck Tractor Parking Plan, Edison - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval, this site does not adversely affect a County road or drainage facility. Motion carried unanimously.
- d. Verizon Wireless, 312 Applegarth Road, Monroe- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval, this site does not adversely affect a County road or drainage facility. Motion carried unanimously.
- e. 409 Livingston Avenue, New Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-7 Design Standards; .7 sidewalk, .8 curbing; a performance guarantee to be determined; a developers agreement for tree's agreement; a road opening permit. Motion carried unanimously.

- f. 567 Perth Amboy, LLC, Perth Amboy - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 site plan details l, p; Section 11-7 design standards .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a road opening permit. Motion carried unanimously.
- g. Integrated Industries, Block 58, Lots 10-12, South Amboy- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, to grant the Applicant's request for an extension until the October 10, 2017 Development Review meeting. Motion carried unanimously.
- h. Devimy Equities, Block 58, Lots 1-3, Sayreville - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditionals ite plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; :,M; a cash contribution to be determined for a signalized intersection improvement project; a developers agreement; a dedication and reservations of County Road Right-of-Way to be determined; a road opening permit. Motion carried unanimously.
- i. Grace Presbyterian, South Plainfield - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval since this site does not adversely affect a county road or drainage facility. Motion carried unanimously.
- j. Stults Road Facility, South Brunswick - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando for a conditional site plan approval subject to the receipt of approval from the Delaware and Raritan Canal Commission. Motion carries unanimously.
- k. 12 Ferry Street, Block 158, Lots 5-10, South River - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; L,M; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a road opening permit. Motion carries unanimously.

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- l. 33 Randolph Avenue, Woodbridge- In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for a conditional site plan approval subject to the receipt of revised plans; Section 11-6 Site Plan Details; L,M; Section 11-7 Design Standards; .7 sidewalk, .8 curbing, .11 drainage; a performance guarantee to be determined; a road opening permit. Motion carries unanimously.
- m. Lot 1.01 & 1, Blocks 247 & 243, Woodbridge Hospitality - In accordance with the staff's recommendation, Mr. Wong moved, seconded by Mr. Pollando, for site plan approval since this site does not adversely affect a county road or drainage facility. Motion carried unanimously.

IV. Communications - None

V. Such Other Matters That Have Been Carried Over and/or Other Issues - None

VI. Public Comments - None

VII. Adjournment

Since there was no further business to come before the Committee, on a motion made by Mr. Wong , seconded by Mr. Wallner, the meeting was adjourned.

Respectfully submitted,



Brenda L. Bleacher

Development Review Secretary

Prepared: September, 2017